PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

WASHINGTON STREET VACATION

That portion of Washington Street (60 feet wide), lying Southerly of Interstate 35 and Northerly of 17th Street, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:

COMMENCING for reference at the Southwest corner of Lot 27 in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, said point lying on the East right-of-way line of Washington Street; Thence, along the West line of Lots 27 through 37 in Block 1 of said King & Bouton's Addition, North 02°01'56" East, 285.72 feet to the TRUE POINT OF BEGINNING;

Thence, North 87°58'04" West, 60.00 feet to a point on the West right-of-way line of Washington Street;

Thence, along the West right-of-way line of Washington Street, North 02°01'56" East, 260.06 feet to a point on the Southerly right-of-way line of Interstate 35;

Thence, along the Southerly right-of-way line of Interstate 35, North 56°34'03" East, 73.67 feet to a point on the East right-of-way line of Washington Street, also being a point on the West line of Lot 10 of Ford & Whitworth Addition, a subdivision in the City of Kansas City;

Thence, along the East right-of-way line of Washington Street, and along the West line of Lots 7, 8 and 10 of said Ford & Whitworth Addition, and along the West line of Lots 7 through 11 of Balis Addition, a subdivision in the City of Kansas City, and along the West line of lots 37 through 40 in Block 1 of said King & Bouton's Addition, South 02°01'56" West, 302.80 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

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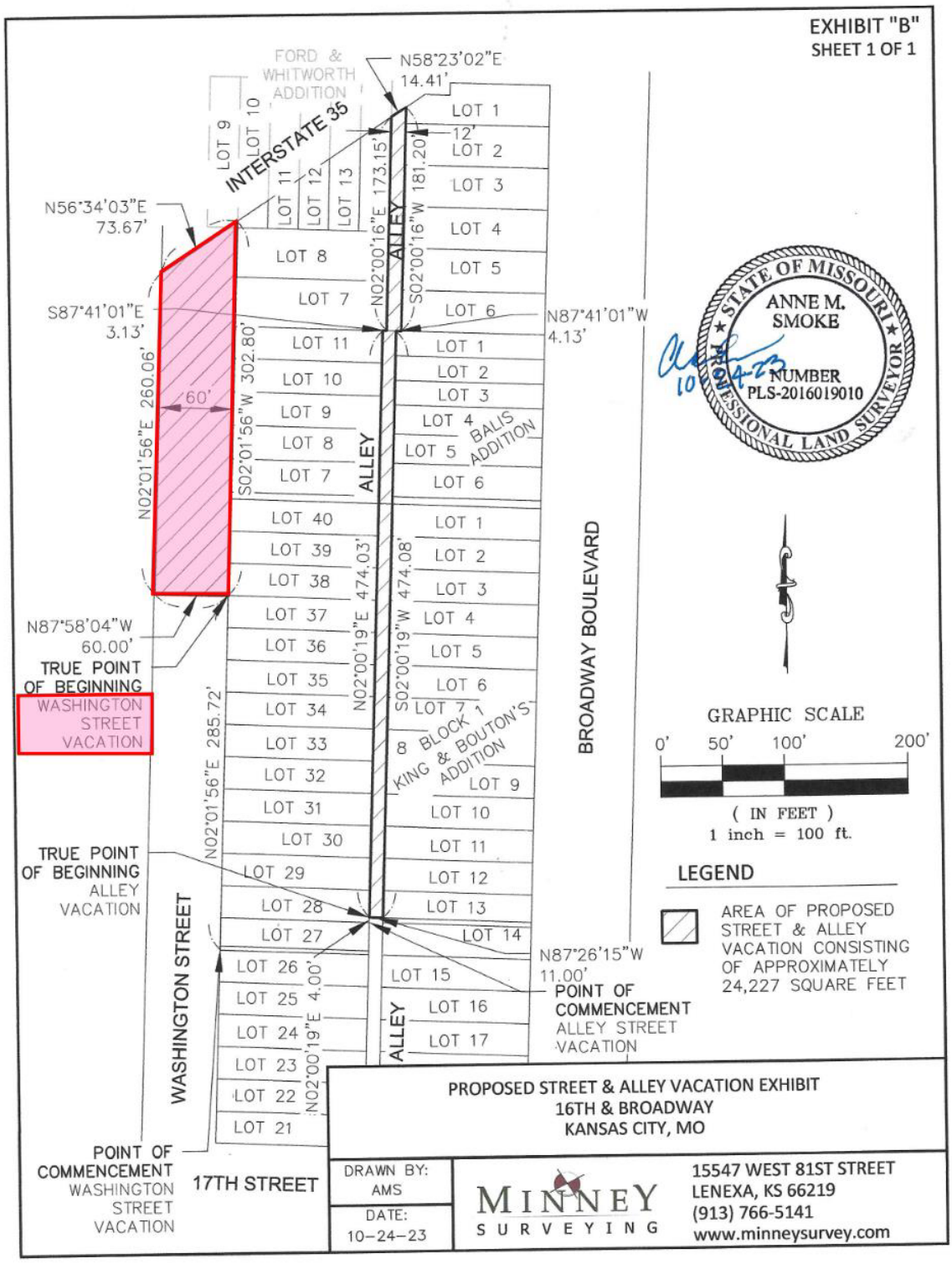

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The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____

_____ by _____

City Clerk Deputy

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Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner	Owner's Name	Legal Description	Address of Owner
1	B16 Land II, LLC	See Enclosed Exhibit	8001 Metcalf Ave, Suite 300 Overland Park, KS 66204
2	GDC FINANCIAL GROUP LLC & B16 CAPITAL LLC	See Enclosed Exhibit	4706 Broadway, Suite 240 Kansas City, MO 64112

Petitioner
B16 LAND II, LLC

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

On this 30 day of January in the year 2024 before me, a Notary Public in and for said state, personally appeared Austin Bradley, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 30 day of January, 2024

Notary Public in and for Said County and State

Gina Johnson
Notary Public

My Commission Expires: 1/27/2026

STATE OF KANSAS NOTARY PUBLIC
GINA JOHNSON
My Appointment Expires
January 27, 2026